HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

St. John's CMA

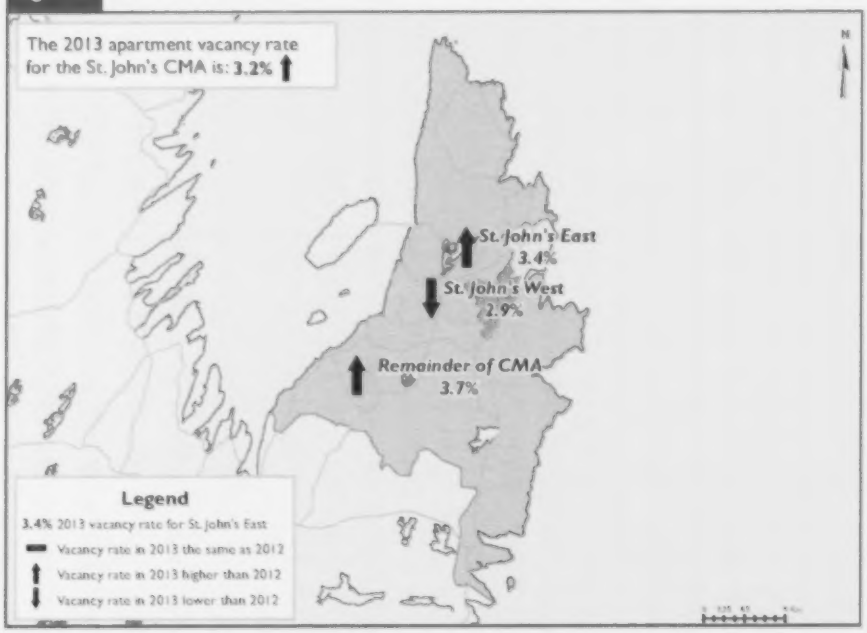
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Highlights

- The private apartment vacancy rate in the St. John's census metropolitan area (CMA) was 3.2 per cent in October 2013, up from 2.8 per cent a year ago.
- The Remainder area of the CMA posted the highest vacancy rate at 3.7 per cent.
- The overall total availability rate was 3.8 per cent, up from 3.3 per cent in 2012.
- Average two-bedroom rents increased 5.2 per cent in 2013 based on structures common to both the current and previous years' surveys. The average rent for a two-bedroom unit was $864 in October 2013.

Figure 1



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Apartment Vacancy Rates (%) by Major Centres	Oct. 2012	Oct. 2013
Abbotsford	4.2	3.2
Barrie	2.0	3.0
Brantford	3.5	2.9
Calgary	1.3	1.0
Edmonton	1.7	1.4
Gatineau	3.3	5.1
Greater Sudbury	2.7	3.4
Guelph	1.4	1.9
Halifax	3.0	3.2
Hamilton	3.5	3.4
Kelowna	4.0	1.8
Kingston	1.7	2.3
Kitchener-Cambridge-Waterloo	2.6	2.9
London	3.9	3.3
Moncton	6.7	9.1
Montréal	2.8	2.8
Oshawa	2.1	2.1
Ottawa	2.5	2.9
Peterborough	2.7	4.8
Québec	2.0	2.3
Regina	1.0	1.8
Saguenay	2.0	2.8
Saint John	9.7	11.4
Saskatoon	2.6	2.7
Sherbrooke	5.0	5.3
St. Catharines-Niagara	4.0	4.1
St. John's	2.8	3.2
Thunder Bay	1.1	2.6
Toronto	1.7	1.6
Trois-Rivières	5.2	5.1
Vancouver	1.8	1.7
Victoria	2.7	2.8
Windsor	7.3	5.9
Winnipeg	1.7	2.5
Total	**2.6**	**2.7**

For additional information, please refer to the Rental Market Report - Canada Highlights on the CMHC website

St. John's Area Posts Higher Vacancy Rate

The vacancy rate for the St. John's census metropolitan area (CMA) increased in October 2013, remaining above the ten year average of 2.5 per cent. Although high house prices and solid economic activity continued to support rental demand, this was not enough to keep the vacancy rate from rising. New rental apartment supply and increased competition from the secondary rental market, notably new basement apartments, attracted some renters away from the surveyed rental market, exerting upward pressure on the vacancy rate.

Canada Mortgage and Housing Corporation (CMHC)'s fall rental market survey, conducted during the first two weeks of October, enumerated 3,498 privately initiated apartment units within the St. John's CMA. The vacancy rate stood at 3.2 per cent this year, compared to 2.8 per cent recorded in 2012. This year, the vacancy rate recorded was 3.7 per cent or lower in every zone within the St. John's area. The biggest change was in St. John's East (Zone 1), where the vacancy rate increased to 3.4 per cent from 2.2 per cent in 2012. In St. John's West (Zone 2) the vacancy rate decreased to 2.9 per cent from 3.5 per cent in 2012. The Remainder of CMA (Zone 3) posted an increase in the vacancy rate to 3.7 per cent from 2.8 per cent in October 2012.

As for unit size, three-bedroom plus units posted the highest vacancy rate at 6.0 per cent, while one-bedroom units posted the lowest vacancy rate at 2.4 per cent. Two-bedroom units recorded a vacancy rate of 3.0 per cent, while the vacancy rate of bachelor units was 4.8 per cent.

Average rents increased for all bedroom types in 2013. Based on structures common to both the 2012 and 2013 surveys, two-bedroom rents increased the most at 5.2 per cent; one-bedroom rents increased 3.9 per cent; bachelor unit rents were up 4.6 per cent; and three-bedroom plus unit rents increased the least at 2.2 per cent.

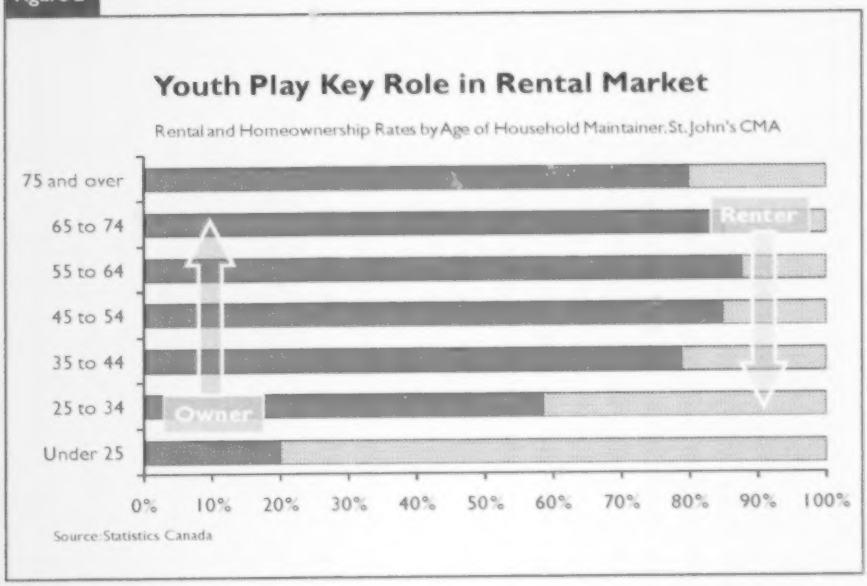
Based on the 2013 fall rental market survey, bachelor unit average rents were $649; one-bedroom rents were $739; two-bedroom units posted average rents of $864; and three-bedroom plus rents were $870. The steady average rent increases since 2008 are a reflection of the increased activity within the overall housing market.

Average rents continue to climb despite limited demand for the units in the surveyed rental market universe. Local market intelligence suggests that demand for secondary suites and rented condos have attracted tenants from the aging stock in the surveyed rental market. In fact, the secondary rental market[1] represents 15,464 units compared to 3,498 units in the surveyed private apartment universe. Demand for these alternative rental units has had an upward effect on the vacancy rate of the surveyed units, while overall demand for housing in the city continues to drive prices and rents higher.

The local rental market is significantly impacted by competition from the large secondary rental market. The secondary rental market consists of single-detached units; semi-detached, row and duplex units; and other-primarily accessory suites (basement apartments). In fact, there has been a sizable increase in basement apartments in recent years due to high house prices and many buyers choose this option which allows them to use the rental income to help

[1] Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

Figure 2



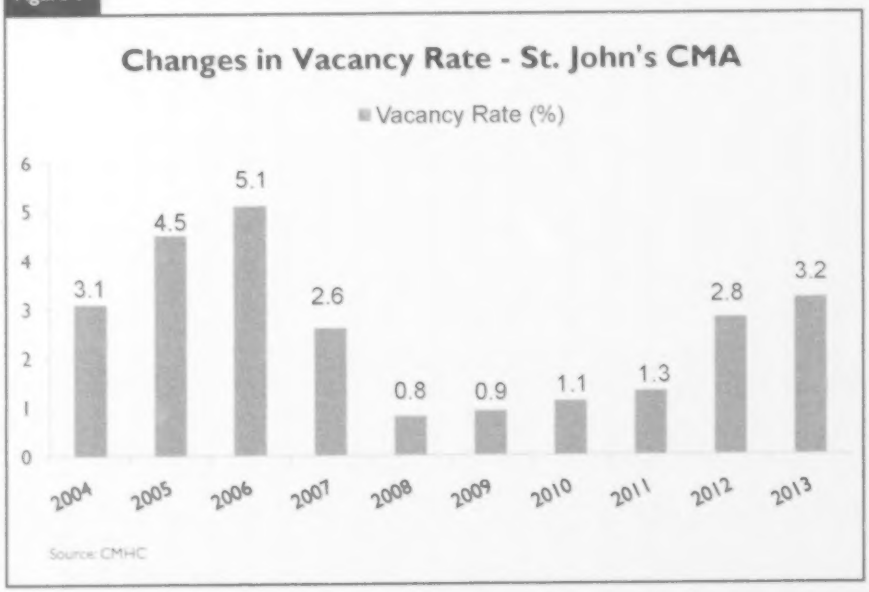
offset mortgage carrying costs.

The growing local economy and housing market resulted in increased Real Estate Investment Trust (REIT) investment activity in the St. John's CMA over the past several years. In fact, REITs purchased a number of larger apartment style buildings around the St. John's area. In line with CMHC's multi-family forecast, one of these players completed construction of a multi-unit apartment building in Pleasantville earlier in 2013 with more projects planned. This marked the first new rental apartment construction in 25 plus years and it is a significant milestone that will directly impact a relatively small rental market such as St. John's. If new projects such as this meet with success, it is likely that more new projects will be started over the forecast period. The addition of new units to the market may add upside pressure to the vacancy rate if some renter households choose to move out of older buildings into new ones. Average rents, particularly for two-bedroom units, will also increase as a result of the considerable premium obtained for these new rental apartment developments.

Move from Renter to Home Owner Challenging

The St. John's area housing market remained stable in 2013 and house prices continued to increase, reaching an average of approximately $300,000. As a result, renters looking to become home owners had fewer options available to them. Residential construction activity declined in 2013, but new home prices increased making this option more financially challenging for potential first-time home buyers and other renter households interested in buying a new home. The average new single-detached house price was approximately $396,000 as of the end of September compared to $387,000 a year ago. As a result, accessing homeownership in the St. John's area housing market did not get any easier in 2013. The moderate increase in the vacancy rate, however, most likely indicates that some renter households did manage to move to homeownership via the purchase of a new or existing home. With high prices and economic growth remaining supportive of housing demand in general during the survey period, other factors, such as low mortgage rates and five per cent plus income growth, shifted some demand away from rental towards homeownership. Also, increased new basement apartment construction

Figure 3



continued to add to the competition for renters. These apartments are newer and have nicer amenities than the existing rental stock in the private apartment universe, making them more attractive for some renters.

Young Adults Drive Rental Demand

The local supply of potential renters continued to be supported by the on-going movement of younger people moving out of their parents' homes or away from other communities to the St. John's area in 2013. As evidenced by a two per cent increase in the working age (15 plus) population to 165,600 as of the end of September, strong in-migration to the St. John's area continued in 2013 and created additional demand for rental units.

Young adults (aged 18 to 24 years) have the highest propensity to rent with an average of about 80 per cent of these households choosing to rent. This demographic segment continues to be a key driver of demand within the St. John's area rental market year after year.

In recent years the migration of young Newfoundlanders returning to the province from other provinces or countries for employment opportunities in St. John's is another factor impacting the local rental market. This segment of the population also tends to rent prior to purchasing a new or existing home. With the local oil and commercial construction industries continuing to generate employment opportunities, many young engineers and construction trades people relocated to St John's in 2013.

Student enrolment continues to increase at Memorial University and other area colleges, with the university in particular attracting international students and more students from other provinces. A large new student housing project was completed on campus prior to September enrolment in 2013 and likely this helped push the vacancy rate upward. However, available student housing is unable to meet current demand and as a result, much of the demand spills over into the private and secondary rental markets.

Higher Availability Rates

The overall total availability rate was 3.8 per cent, up from 3.3 per cent in 2012. Availability rates ranged from a high of 7.2 per cent for three-bedroom plus units to a low of 2.8 per cent for one-bedroom units. Two-bedroom units posted an availability rate of 3.6 per cent, while the availability rate for bachelor units was 5.1 per cent. The availability rate includes actual vacant units, as well as units for which the existing tenant has given notice, but a new tenant has not yet signed a lease. Availability rates give a slightly broader indication of the supply of vacant rental stock over the short term.

Economy Influences Rental Market

Economic conditions throughout the St. John's area supported overall housing demand once again in 2013. Increased offshore oil production and a lengthy list of major capital projects throughout the province sustained a healthy economy and provided support to the overall housing market. This continues to have a very positive impact on the St. John's economy, with the bulk of the oil industry's economic activities impacting the capital city directly. Oil now accounts for approximately 40 per cent of provincial GDP and about a third of provincial government revenue.

The economic growth in 2013 has also been supported by sustained consumer spending and additional private sector energy investment activity. Recent news concerning new oil fields outside of the existing production areas has also helped support general housing market and economic optimism. These new projects, due to their size and scope, will stimulate economic activity over the next several years throughout the province and provide additional support to the local economy. Economic indicators for 2013 included strong income gains, as well as positive growth in population, retail trade and automotive sales. The resultant impact on the rental market has been relatively low vacancy rates and a rising rent environment over the last several years.

After reaching record highs in 2012, St. John's area employment and labour force growth were flat in 2013 relative to their recent highs. Unemployment remained at record low levels, averaging 6.4 per cent to the end of September, which contributed additional support to the rental market. The healthy labour market continued to support higher average weekly earnings and salaries. In fact, personal incomes continued to grow at an average annual rate of about five per cent. Such solid economic performance supported the local rental market again in 2013.

St. John's CMA
N
Pouch Cove
Flatrock
Bauline
Torbay
Logy Bay-Middle Cove-Outer Cove
Portugal Cove-St. Philip's
St. John's
Paradise
Mount Pearl
Conception Bay South
Petty Harbour-Maddox Cove
ZONES
01 - St. John's East
02 - St. John's West
03 - Remainder of CMA
Municipal Boundaries*
* 2011 Census boundaries, Statistics Canada
0 1 2 4 6
Km

RMS ZONE DESCRIPTIONS - ST. JOHN'S CMA	
Zone 1	**St. John's East** is the eastern section of the City of St. John's which begins at Sudbury Street to the south, then along Bennett Avenue to Freshwater Road to the north. From Freshwater Road the boundary runs northwest along Empire Avenue to Prince Philip Drive; east to Portugal Cove Road and north along Portugal Cove Road to Major's Path; east along Major's Path to Torbay Road; north on Torbay Road to Stavanger Drive and east on Stavanger Drive through Snow's Lane to Logy Bay Road. Includes all areas in the downtown section of the City of St. John's including Pleasantville, Quidi Vidi and the Outer Battery.
Zone 2	**St. John's West** is the western section of the City of St. John's commencing at the corner of Prince Philip and Allandale Road; west along Prince Philip Drive to Thorburn Road; north along Thorburn Road to the Outer Ring Road. South along Bonaventure Avenue to Elizabeth Avenue then west to the corner of Blackmarsh Road and Topsail Road. Bordered to the southwest by Brookfield Road at Pearltown Road. Also including both sides of Kenmount Road to the intersection of Mount Carson Avenue.
Zones 1-2	**St. John's City**
Zone 3	**Remainder of Census Metropolitan Area (CMA)** is the remaining portion of the Census Metropolitan Area including the City of Mount Pearl, Towns of Paradise, Conception Bay South, Logy Bay-Middle Cove-Outer Cove, Bauline, Bay Bulls, Flatrock, Petty Harbour-Maddox Cove, Pouch Cove, Torbay, Portugal Cove-St. Phillips, and Witless Bay. Also includes the remaining portion of the City of St. John's commonly referred to as Goulds.
Zones 1-3	**St. John's CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type St. John's CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - St. John's East	6.0	6.0	2.4	2.9	1.5	3.3	0.0	2.6	2.2	3.4
Zone 2 - St. John's West	1.9	3.3	2.2	2.1	4.4	2.9	4.4	5.5	3.5	2.9
St. John's City (Zones 1-2)	4.2	4.8	2.3	2.5	3.0	3.1	2.0	3.9	2.8	3.2
Zone 3 - Remainder of CMA	**	**	0.7	1.5	3.3	1.7	6.7	13.3	2.8	3.7
St. John's CMA	**4.2**	**4.8**	**2.1**	**2.4**	**3.0**	**3.0**	**3.0**	**6.0**	**2.8**	**3.2**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
– No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type St. John's CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - St. John's East	576	632	724	756	807	901	916	949	762	826
Zone 2 - St. John's West	672	679	710	731	818	853	884	880	781	804
St. John's City (Zones 1-2)	610	648	718	744	813	877	902	919	771	815
Zone 3 - Remainder of CMA	**	**	657	703	631	707	679	692	650	702
St. John's CMA	**611**	**649**	**709**	**739**	**798**	**864**	**854**	**870**	**758**	**804**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$), d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
– No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type St. John's CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - St. John's East	204	203	535	534	777	822	126	125	1,642	1,684
Zone 2 - St. John's West	153	153	430	428	800	801	100	96	1,483	1,478
St. John's City (Zones 1-2)	357	356	965	962	1,577	1,623	226	221	3,125	3,162
Zone 3 - Remainder of CMA	6	4	142	143	138	132	56	57	342	336
St. John's CMA	**363**	**360**	**1,107**	**1,105**	**1,715**	**1,755**	**282**	**278**	**3,467**	**3,498**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type St. John's CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - St. John's East	6.0	6.0	2.6	3.2	1.9	3.8	0.8	2.6	2.6	3.8
Zone 2 - St. John's West	1.9	4.0	2.7	2.6	5.1	3.8	5.4	9.0	4.1	3.8
St. John's City (Zones 1-2)	4.2	5.1	2.6	3.0	3.5	3.8	2.9	5.5	3.3	3.8
Zone 3 - Remainder of CMA	**	**	0.7	1.5	4.0	1.7	6.7	13.3	3.1	3.7
St. John's CMA	**4.2**	**5.1**	**2.4**	**2.8**	**3.6**	**3.6**	**3.7**	**7.2**	**3.3**	**3.8**

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– No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type St. John's CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - St. John's East	2.5	5.1	4.5	3.0	3.2	4.4	6.1	2.2	3.8	4.6
Zone 2 - St. John's West	5.9	3.9	5.3	4.3	5.0	4.7	3.8	++	4.8	3.3
St. John's City (Zones 1-2)	4.3	4.4	4.9	3.7	4.1	4.6	4.8	1.3	4.3	4.0
Zone 3 - Remainder of CMA	**	**	3.3	6.5	3.3	10.6	5.2	6.9	3.3	8.1
St. John's CMA	**4.2**	**4.6**	**4.8**	**3.9**	**4.0**	**5.2**	**4.8**	**2.2**	**4.2**	**4.4**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
– No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type St. John's CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
St. John's CMA										
Pre 1940	**	**	2.4	3.5	1.8	2.1	0.0	3.1	1.9	2.8
1940 - 1959	**	11.0	**	4.4	2.8	2.7	0.0	0.0	2.6	3.3
1960 - 1974	8.4	4.2	3.1	1.8	3.2	5.0	4.2	15.8	4.3	4.5
1975 - 1989	0.6	5.3	1.6	1.6	3.0	2.5	3.2	5.6	2.3	2.8
1990+	**	**	1.8	1.5	2.8	2.8	23.0	0.0	3.6	2.3
Total	4.2	4.8	2.1	2.4	3.0	3.0	3.0	6.0	2.8	3.2

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
– No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type St. John's CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
St. John's CMA										
Pre 1940	**	674	755	747	825	862	934	989	807	822
1940 - 1959	**	546	718	734	788	836	797	790	758	789
1960 - 1974	623	658	740	788	773	833	717	681	727	765
1975 - 1989	594	635	684	714	781	829	850	862	742	783
1990+	**	**	610	**	940	1,125	1,033	1,015	836	1,004
Total	611	649	709	739	798	864	854	870	758	804

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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** Data suppressed to protect confidentiality or data not statistically reliable.
– No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type St. John's CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
St. John's CMA										
3 to 5 Units	**	4.3	3.2	3.3	3.5	3.9	**	3.5	3.3	3.7
6 to 19 Units	8.7	0.0	2.7	4.8	1.2	3.6	3.0	8.1	2.3	5.0
20 to 49 Units	0.0	8.7	1.2	2.3	2.0	2.9	2.7	2.7	1.8	2.9
50 to 99 Units	5.5	5.2	4.3	3.1	5.2	3.2	3.8	7.7	5.1	4.0
100+ Units	0.0	2.3	0.5	0.8	2.2	0.0	**	**	0.9	0.9
Total	4.2	4.8	2.1	2.4	3.0	3.0	3.0	6.0	2.8	3.2

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
– No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type St. John's CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
St. John's CMA										
3 to 5 Units	539	570	691	695	771	825	885	875	730	754
6 to 19 Units	**	765	656	681	735	792	823	844	738	773
20 to 49 Units	616	643	696	731	806	855	862	911	786	830
50 to 99 Units	616	668	770	837	811	924	**	**	759	843
100+ Units	624	635	727	747	840	876	**	**	763	780
Total	611	649	709	739	798	864	854	870	758	804

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$), d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
– No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone St. John's CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - St. John's East	2.8	3.9	1.0	5.4	0.6	2.0	5.1	4.8	**	**
Zone 2 - St. John's West	4.8	4.0	4.3	**	3.4	4.1	5.0	3.4	**	**
St. John's City (Zones 1-2)	3.3	3.9	2.0	4.4	1.8	2.9	5.0	4.0	1.0	0.6
Zone 3 - Remainder of CMA	3.4	**	3.7	7.2	-	-	**	**	**	**
St. John's CMA	**3.3**	**3.7**	**2.3**	**5.0**	**1.8**	**2.9**	**5.1**	**4.0**	**0.9**	**0.9**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
– No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type St. John's CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
St. John's CMA										
LT $400	**	**	**	**	**	**	**	**	**	**
$400 - $499	**	**	0.0	**	**	**	**	**	**	0.0
$500 - $599	5.5	0.0	1.1	**	**	5.4	**	5.8	4.2	2.6
$600 - $699	1.4	4.9	2.3	1.9	1.5	5.7	6.6	**	2.1	4.0
$700 - $799	7.2	**	3.4	2.6	3.7	1.7	**	8.3	3.8	3.0
$800+	**	**	4.2	4.1	3.3	3.1	2.1	4.9	3.3	3.4
Total	4.2	4.8	2.1	2.4	3.0	3.0	3.0	6.0	2.8	3.2

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
– No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type St. John's CMA - October 2013

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
St. John's CMA										
Single Detached	**	**	**	**	802	683	1,169	1,153	1,110	1,090
Semi detached, Row and Duplex	**	**	**	**	562	**	626	682	596	725
Other-Primarily Accessory Suites	**	**	**	579	**	668	859	897	740	665
Total	**	**	631	579	671	732	766	802	704	734

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$), d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
– No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type St. John's CMA - October 2013

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-12	Oct-13
St. John's CMA		
Single Detached	1,444	1,581
Semi detached, Row and Duplex	7,595	7,994
Other-Primarily Accessory Suites	**	**
Total	15,376	15,464

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
– No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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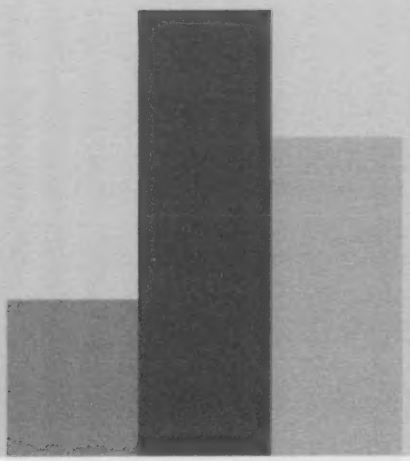

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- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
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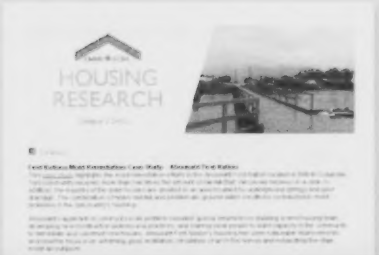

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